Sapnil Developers Pvt. Ltd.

Sapnil Residency

NOAPARA



RERA NO. WBRERA/P/NOR/2023/000588

- Multipurpose Court
- Sky Walk
- Rain Dancing Area
- Co-Working Space
- Community Hall
- Open Party Area
- Adda Corner
- Swimming Pool & Kids Pool
- Rain Water Harvesting System
- CCTV Security Surveillance
- Water Treatment Plan
- Solar Lights
- Greeneries
- DG Power Backup
- Amphitheatre
- Cafe Area
- Barbeque Section
- Library
- Yoga Desk
- Multi Gym









Ground Floor

- Children Play Area
- Auditorium
- Senior Citizen Zone
- EV Charging Station
- Jogging / Walking Loop
- Emergency Car Service
- Temple
- Visitor's Car/Bike Parking Area



[All dimensions are provided according to architectural norms]









Gateway to Smile open wide

Item Specification

Structure: RCC Frame
Walls : Branded ACE Block, out side 8", inside 3", in between flats 5"
Living & Dining Room : Vitrified tiles
Bed Rooms : Vitrified tiles
Toilet : Anti-skid ceramic tiles

Glazed tiles up to 7ft on the walls
Toiletries standard white colour of ISI marked.
CP fittings Jaguar
Provision for hot & cold water Line,
PVC door of good finish,

Kitchen : Anti skid ceramic tiles or Marble, Glazed tiles up to 2ft above the counter, Stainless steel sink, Counter top with granite

Common Lobby & Stairs Area - Granite
Doors :Door Frame - Sal or equivalent, M. D. Door with accessories

Windows - Aluminium with Powder Code
Internal Finish : Putty finish
External Finish : Standard Weather Proof Exterior Paint

Electrical - RR Cable , Concealed Copper Wire

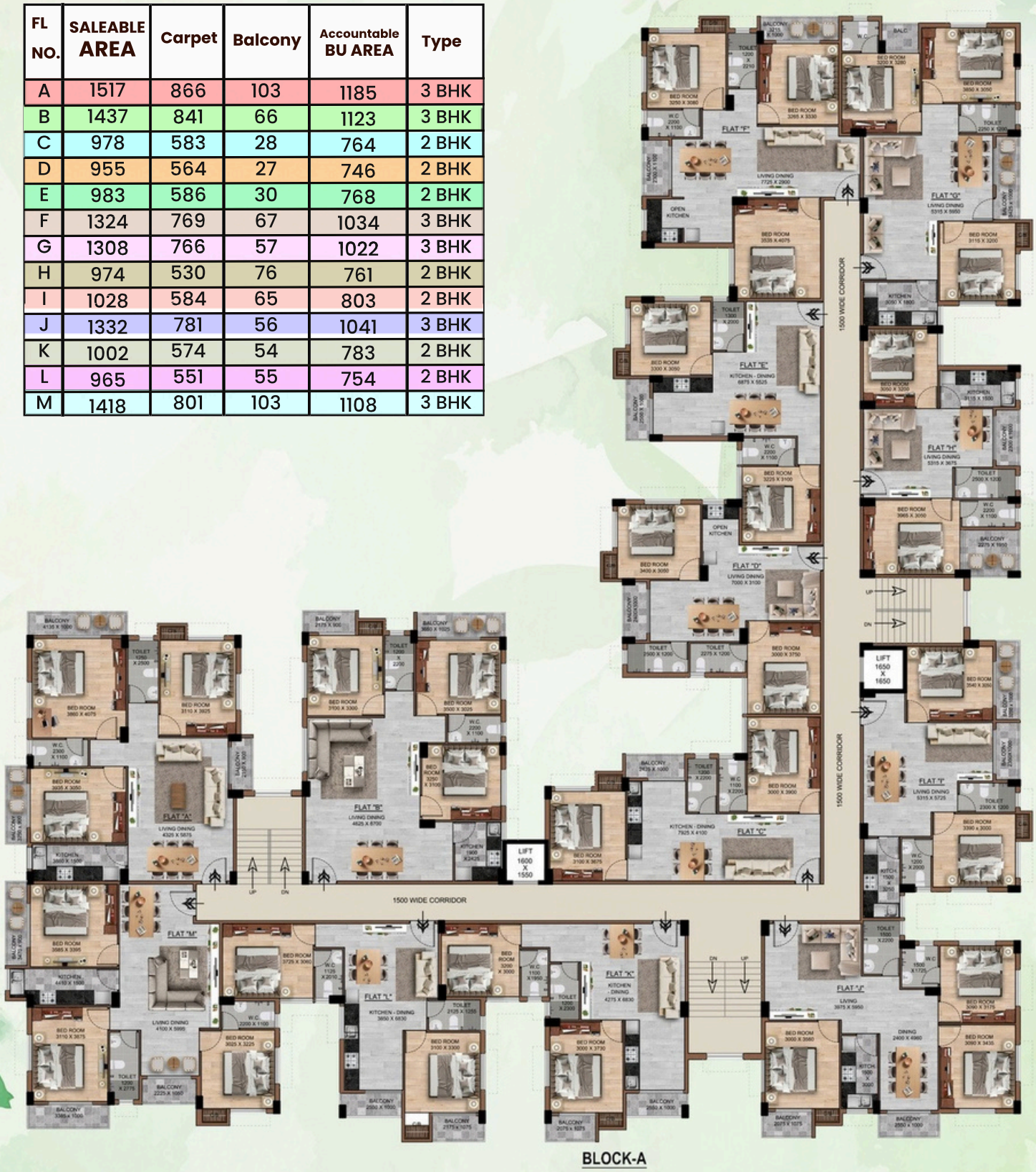
Lift - SS Auto Door

Switches - Schneider or Equivalent

BLOCK A

Furniture Layout

FL NO.	SALEABLE AREA	Carpet	Balcony	Accountable BU AREA	Type
A	1517	866	103	1185	3 BHK
B	1437	841	66	1123	3 BHK
C	978	583	28	764	2 BHK
D	955	564	27	746	2 BHK
E	983	586	30	768	2 BHK
F	1324	769	67	1034	3 BHK
G	1308	766	57	1022	3 BHK
H	974	530	76	761	2 BHK
I	1028	584	65	803	2 BHK
J	1332	781	56	1041	3 BHK
K	1002	574	54	783	2 BHK
L	965	551	55	754	2 BHK
M	1418	801	103	1108	3 BHK



BLOCK B

Furniture Layout

FL NO.	SALEABLE AREA	Carpet	Balcony	Accountable BU AREA	Type
N	1188	694	64	928	3 BHK
O	1169	682	62	913	3 BHK
P	1057	627	31	826	3 BHK
Q	1110	647	21	844	3 BHK
R	895	530	28	699	2 BHK
S	878	519	28	686	2 BHK
T	1224	717	64	956	3 BHK

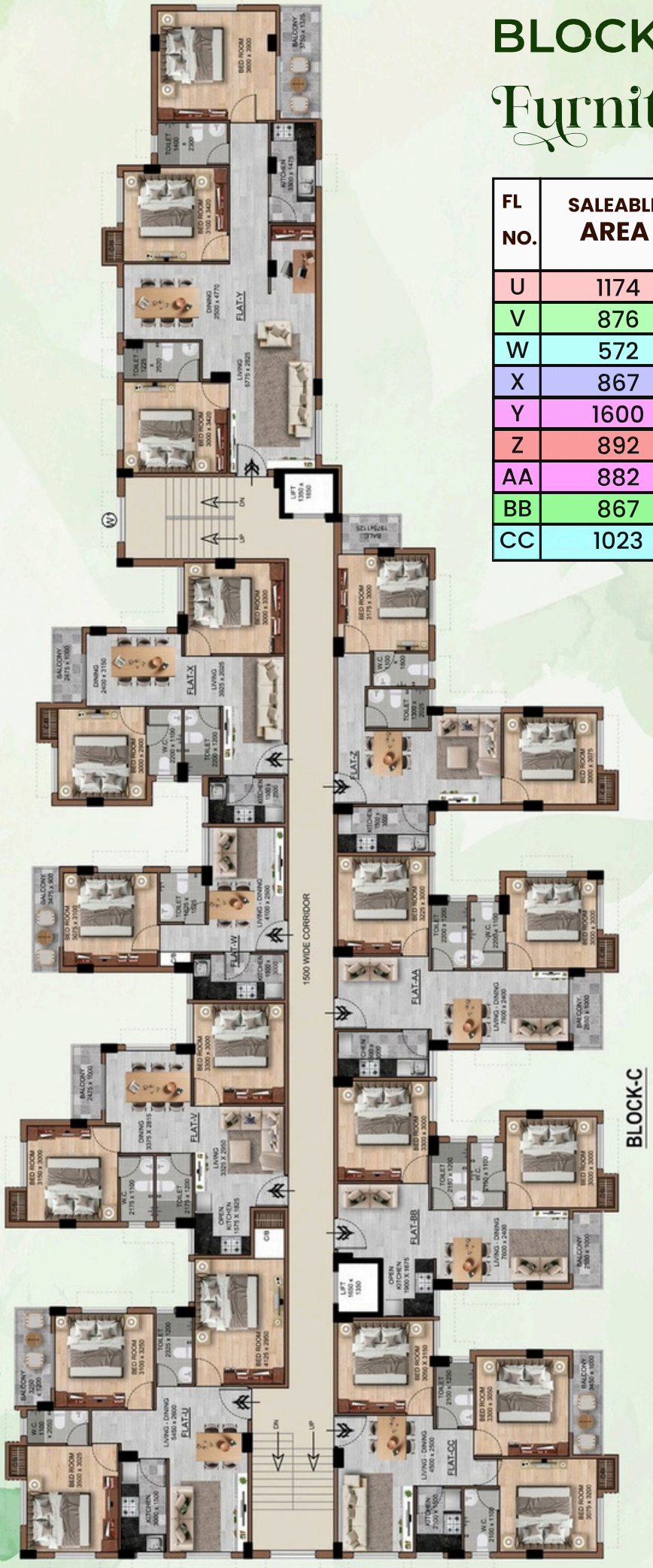


BLOCK-B

BLOCK C

Furniture Layout

FL NO.	SALEABLE AREA	Carpet	Balcony	Accountable BU AREA	Type
U	1174	676	44	917	3 BHK
V	876	509	29	684	2 BHK
W	572	313	33	447	1 BHK
X	867	494	28	677	2 BHK
Y	1600	898	89	1250	3 BHK
Z	892	490	38	697	2 BHK
AA	882	507	29	689	2 BHK
BB	867	494	30	677	2 BHK
CC	1023	585	39	799	3 BHK





Roof Plan



Master Plan

Entry

BLOCK-C

BLOCK-B

BLOCK-A

Location Map



With Sapnil Residency,
Enjoy the ease of access to nearby conveniences and entertainment

- Stone Throw distance from Noapara Metro
- 1 Km from Dum Dum Railway Station
- 2 Km from Baranagar Road Metro Station
- 3 km from Dakshineswar Station / temple
- 5 km from Kolkata International Airport
- 3 km from Kolkata Rail Station
- 500M from Baranagar State General Hospital

LOAN AVAILABLE FROM NATIONALIZED BANK

SBI · pnb · Central Bank of India · Bank of Baroda · Bank of India · Canara Bank · UCO BANK · LIC HFL

HDFC BANK · ICICI Bank · AXIS BANK · kotak · pnb Housing Finance Limited · IIFL FINANCE